



**Workshops, Mowbeck Way, Grantham  
NG31 7AH**

#1235136/2026A



**BTG  
Eddisons**

# WORKSHOPS, MOWBECK WAY

GRANTHAM, NG317AH



Agreement

To Let



Detail

Industrial Units



Rent

Front Workshop:  
£45,000 pax

Rear Workshops:  
£15,000 pax per building  
£30,000 combined



Size

Front Workshop:  
950 sq m (10,226 sq ft)

Rear Workshops:  
322 to 695 sq m  
(3,475 to 7,491 sq ft)



Location

Grantham, NG317AH



Property ID

#1235136/2026A

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**  
MSc  
Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)  
07842 218527  
01522 544515

## Property

### Front Workshop

Single storey detached vehicle workshop with associated amenities, loading, circulation and parking. The unit benefits from inspection pits and five roller shutter doors.

### Rear Workshops

Two blocks of single storey workshops, which have been variously subdivided internally and office space. They have some vehicular access, loading, circulation and parking.

Additional yard space is available by separate negotiation.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Front Workshop*</b>	<b>950</b>	<b>10,226</b>
Rear Workshops		
Building 1	373	4,016
Building 2	322	3,475
<b>Total GIA</b>	<b>695</b>	<b>7,491</b>

\*Please note this measurement was provided by the client due to access issues on the day of inspection.

## Energy Performance Certificate

Main Workshop - D95

Archive Store - E103

Grounds Maintenance Offices - D87

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We are awaiting formal confirmation on the permitted use.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** South Kesteven District Council  
**Description:** Workshop & Premises  
 Office & Premises  
**Rateable Value:** £37,250  
 £2,850

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease.

## Rent

**Front Workshop - £45,000 per annum exclusive**

**Rear Workshops:**

**Building 1 - £15,000 per annum exclusive**

**Building 2 - £15,000 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

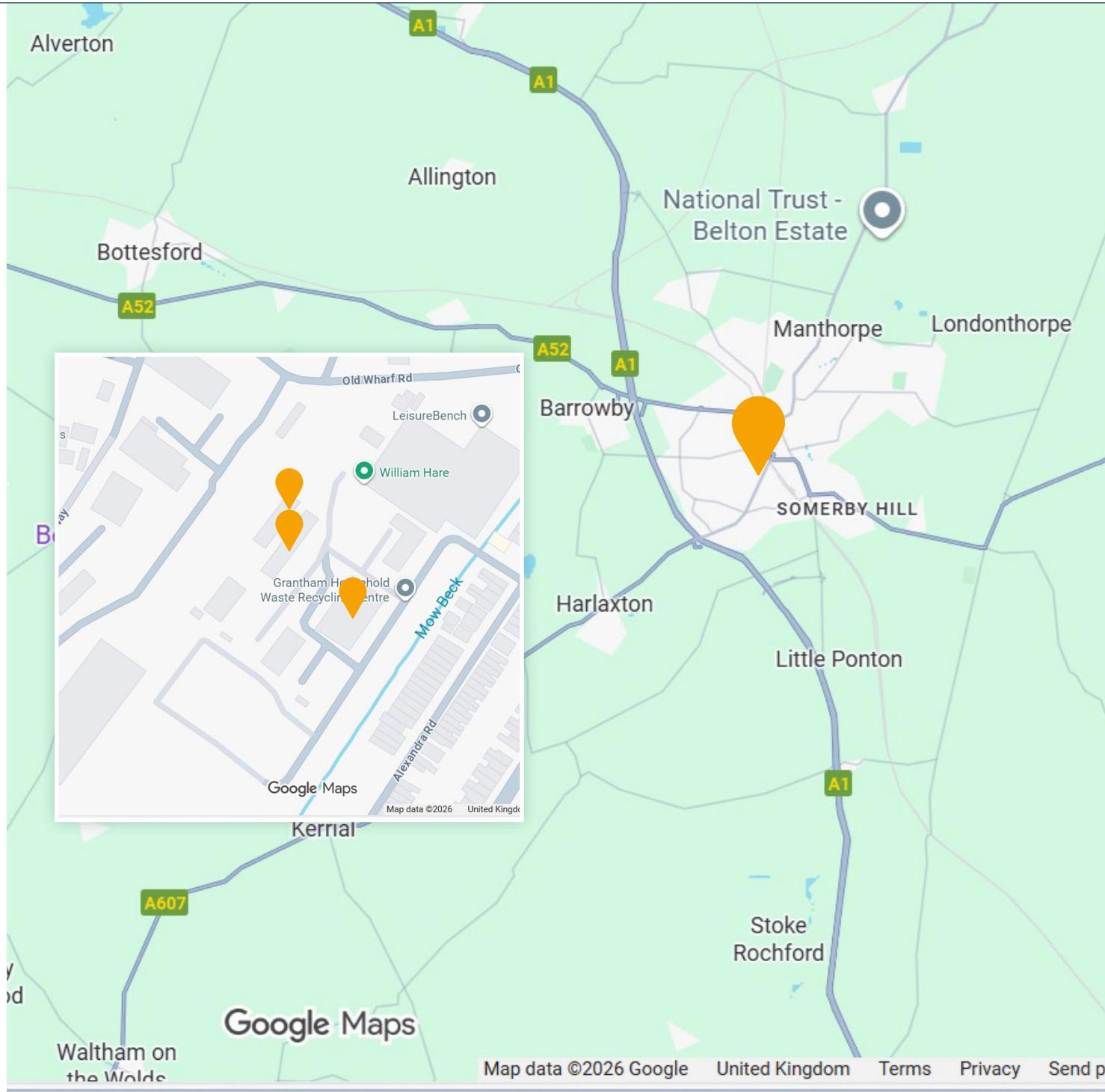
## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is situated just off Harlaxton Road, within the Western Business Quarter of Grantham. It has an excellent strategic position providing quick access to the A607 proceeding onto the A1.

The property is located to the rear of Grantham Household Waste Recycling Centre.



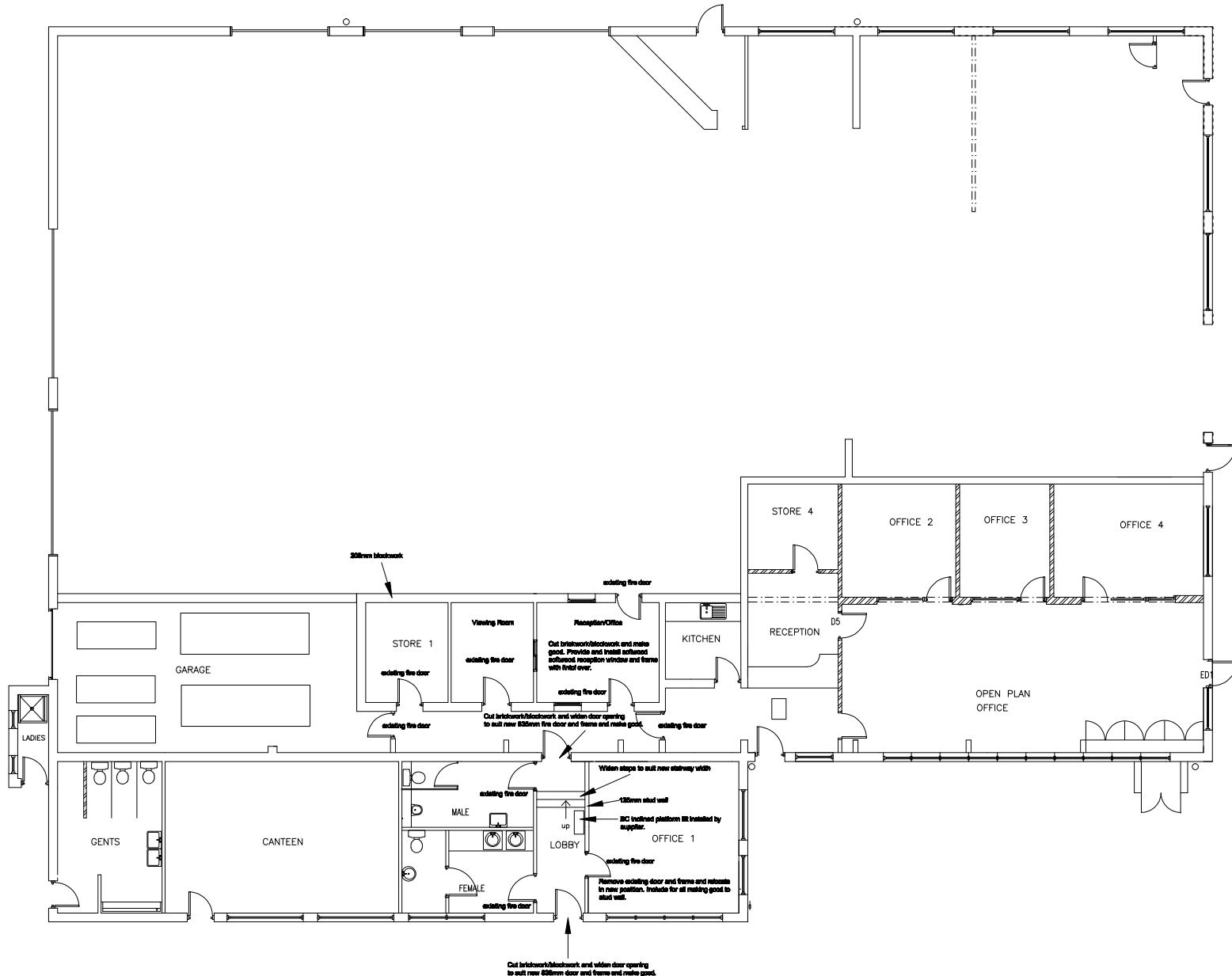


Google Maps

# FRONT WORKSHOP



# FRONT WORKSHOP



This plan is for indication purposes only, as there may have been minor changes to the layout

REVISION :	DATE:	INT:

## SOUTH KESTEVEN DISTRICT COUNCIL



PROPERTY & FACILITIES  
COUNCIL OFFICES, ST. PETER'S HILL  
GRANTHAM, Lincs.  
NG31 6PZ

TEL. (01476) 40 60 80  
FAX. (01476) 40 60 08

**JOB TITLE**  
PROPOSED MOT CENTRE AT ALEXANDRA ROAD  
DEPOT GRANTHAM

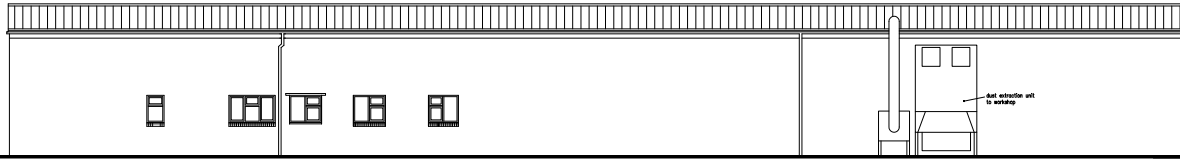
**DRAWING DESCRIPTION**  
PROPOSED ALTERATIONS TO FORM DDA COMPLIANT  
VIEWING AREA -

DATE	OCTOBER 2015	DRAWN	MAR
SCALE	1/100	CHECKED	
DRAWING No.		AFM10105/3	

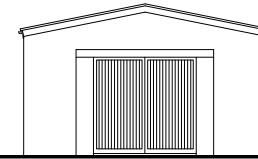
# REAR BUILDINGS



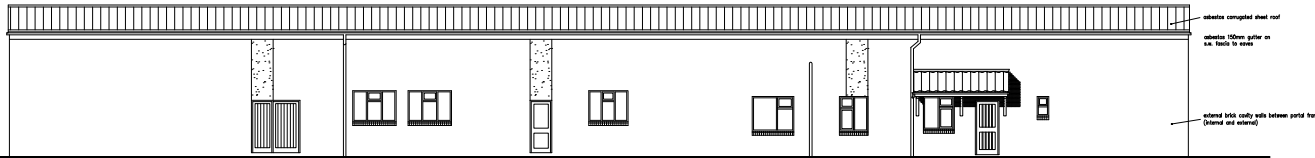
# BUILDING ONE



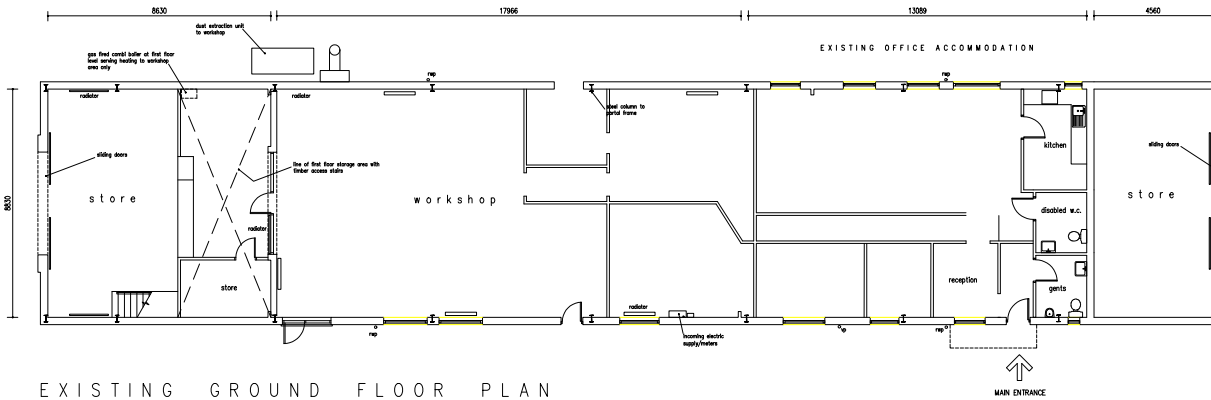
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN

**This plan is for indication purposes only, as there may have been minor changes to the layout**

# BUILDING TWO



REVISION :	DATE:	INT:

**SOUTH KESTEVEN  
DISTRICT COUNCIL**



PROPERTY SERVICES  
COUNCIL OFFICES, ST. PETER'S HILL  
GRANTHAM, Lincs.  
NG51 6PZ

TEL. (01476) 40 60 80  
FAX. (01476) 40 60 08

JOB TITLE

**Archive Store**

DRAWING DESCRIPTION

**Existing Layout**

DATE **October 2015** DRAWN **MAR**

SCALE **1:500** CHECKED

Dwg. No.

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